



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

JUNE 2006

COMPREHENSIVE PLANNING

WALKERSVILLE REGION PLAN UPDATE

Approximately 75 people attended the Frederick County Planning Commission's May 24th public hearing on the *Draft Walkersville Region Plan* held at the Walkersville Town Hall. Twenty-six people provided testimony to the Planning Commission; comments ranged from individual property owner requests to change their zoning or land use plan designation to more regional remarks related to traffic issues, school overcrowding and adherence to smart growth principles.

The Planning Commission will review the public's testimony including any written comments at a workshop scheduled for Wednesday, June 21st 2006. They may make their recommendation to the Board of County Commissioners at that time.

Once the Draft Walkersville Region Plan moves to the BOCC, they will schedule workshops to review the plan and at least one public hearing to hear public comment. During this process, planning staff will post plan updates and meeting information on the Planning Division's home page at www.co.frederick.md.us/planning.

For questions related to the Walkersville Region or the plan update, please contact Hilari Varnadore, Principal Planner, Frederick County Division of Planning, by phone 301-696-2941 or email hvarnadore@fredco-md.net.

NEW MARKET REGION PLAN

On May 23, 2006 the Board of County Commissioners voted 3-2 (Commissioners Cady, Lovell, Reeder in favor; Commissioners Thompson, Gardner opposed) to adopt a revised New Market Region Plan. The Plan was last updated in 1993. The resolution and ordinance formally adopting the revised New Market Region Plan will be signed early this summer when the zoning map and comprehensive plan map plus the Plan document will be available.

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MARYLAND HERITAGE AREAS**PUBLIC NOTICE****Maryland Heritage Areas Authority Sets June 26, 2006 Hearing on Heart of the Civil War Heritage Area Management Plan**

BALTIMORE -- The Maryland Heritage Areas Authority will hold a public hearing on the Heart of the Civil War Heritage Area Management Plan on Monday, June 26th at the Frederick County Office Building (Winchester Hall) located at 12 East Church St., Frederick, Maryland.

WHAT: Maryland Heritage Areas Authority Public Hearing Management Plan and Application by the Heart of the Civil War Heritage Area to Become a State-Certified Heritage Area

WHEN: Monday, June 26, 2006
7:00 to 9:00 p.m.

WHERE: Frederick County Office Building
(Winchester Hall)
First Floor Conference Room
12 East Church Street
Frederick, Maryland 21701

Local government officials, historical, environmental and conservation organizations, tourism industry representatives, business and property owners, and others who are interested in the Maryland Heritage Areas program and the Heart of the Civil War Heritage Area are invited to the hearing.

The Heart of the Civil War Heritage Area (HCWhA), including portions of Carroll, Frederick, and Washington Counties, was designated by the Maryland Heritage Areas Authority as the Civil War Recognized Heritage Area in 1999. The heritage area was established to encourage regional leadership and partnerships in interpreting, promoting, and

protecting the historic sites, traditions, and landscapes associated with some of the major events of the Civil War in Maryland. Leaders in tourism, historic preservation, Civil War history, and economic development in the three county region have collaborated since 2003 in the preparation of a Heritage Area Management Plan to guide efforts to enhance the visitor experience, encourage more active conservation of scenic landscapes, and preserve more of the region's historic buildings and sites related to the Civil War. This management plan serves as a guiding document and an application for State designation as a Maryland Certified Heritage Area. The management plan also describes the boundaries of the proposed Certified Heritage Area and "target investment zones," the Heritage Area's vision and goals, the area's significance and resources, assesses relevant land use issues, lists interpretive resources and programs, provides a market analysis, and evaluates linkages between sites and appropriate organizations. A copy of the HCWhA Management Plan is available online at www.heartofthecivilwar.org; in Carroll County at all branches of the Public Library (<http://library.carr.org> or 410-386-4488) and the Carroll County Planning Department (225 N. Center Street, Westminster, 410-386-2145); in Frederick County at the C. Burr Artz Library (110 East Patrick Street, Frederick, 301-694-1630) and the Frederick County Planning & Zoning Department (12 E. Church Street, Frederick, 301-696-2958); and in Washington County at the Washington County Department of Planning and Community Development (80 West Baltimore Street, Hagerstown, 240-313-2430) and the City of Hagerstown Planning Department (1 E. Franklin Street, Hagerstown, 301-739-8577, Ext 138).

After the public hearing and review of any comments received, the Maryland Heritage Areas Authority will approve, disapprove with conditions, or disapprove the HCWhA Management Plan. If approved, participating

(Continued on page 3)

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local jurisdictions, and non-profits, businesses, and individuals in participating local jurisdictions are eligible for grants, loans, tax credits or other benefit programs available through the Maryland Heritage Areas Authority.

The Maryland Heritage Areas Authority is an independent unit of state government that operates in the Maryland Department of Planning (MDP). For more information, contact the Maryland Heritage Areas Authority, MDP at 410-514-7685.

REZONING R-05-09, GRIFFIN PROPERTY

The Board of County Commissioners approved the rezoning of 130.8 acres of the former Griffin Farm, opposite Tuscarora High School, to an age-restricted PUD. The total acres of the project will be 197, which includes the extensive floodplain along Ballenger Creek and Pike's Branch. The applicant will construct the Ballenger Creek Linear Park trail along the property frontage from Kingsbrook to Ballenger Creek Pike, and link it to the planned internal path system, which includes a path along Pike's Branch which will go from the Linear Park north to the Ballenger Crossing PUD. The proposed 970 age-restricted units, will include 116 Moderately Priced Dwelling Units (MPDU's). The applicant, in addition to APFO-required improvements to Ballenger Creek Pike, has preferred to widen Ballenger Creek Pike to five lanes from where it currently narrows at Crestwood Boulevard, south to the Ballenger Creek bridge, IF the MPDU's are allowed to be located only in the planned multi-family buildings. These are Phase II issues and Phase II plans are expected to be submitted to Division of Permits and Development Review within the next year.

STAFF NEWS



Shawna Lemonds
Principal Planner

Shawna began her position in Planning on May 15, 2006. Prior to joining the Frederick County Planning Staff, Shawna filled an interim position in the Business Program area of Continuing Education at Frederick Community College.

Shawna is originally from Oregon where she obtained a B.S. in Geography from Oregon State University and began her career as an urban planner. Before moving to Maryland last summer with her husband and daughter, Shawna worked as a Project Planner with the Southern Mississippi Planning and Development District (SMPDD) in Gulfport, Mississippi. Her work at SMPDD focused on economic development including grant writing and administration, and project management for the fifteen most southern counties in Mississippi.

SPRING 2006 WATER & SEWERAGE PLAN

The Spring 2006 Cycle of Water & Sewerage Plan Amendments will be heard by the Board of County Commissioners on July 11, 2006 at 7:00 P.M.

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JUNE 14, 2006
9:30 A.M.**

PRELIMINARY/FINAL PLANS

Hannover PUD, Lots 602A—602C—Requesting Major Subdivision approval for a resubdivision of existing Lot 602 into three (3) lots. Located at the intersection of Ballenger Creek Pike and Mercantile Drive East. Zoned: Planned Unit Development (PUD), Frederick Planning Region. Tax Map 77/Parcel 4. File #S-810; Hansen #4051 (Michael Wilkins)

Wedgewood Business Park, Lot 21—Requesting approval for one (1) new lot in a major subdivision. Located on the north side of Wedgewood Blvd., north of English Muffin Way. Zoned: (LI) Limited Industrial, Adamstown Planning Region. Tax Map 86/Parcel 237. File #S-903D; Hansen #4588 (Michael Wilkins)

AGRICULTURAL CLUSTER PLANS

McKinstry's Mill Subdivision—Requesting approval of a two (2) lot Agricultural Cluster Concept Plan. Located on the east side of McKinstry's Mill Road, north of the intersection with MD Rt. 31. Zoned: (AG) Agricultural, Walkersville Planning Region. Tax Map 52/Parcel 16. File #M-2696; Hansen #4715 (Michael Wilkins)

SITE PLANS

Greenview PUD—Signature Club—Requesting Site Plan approval for a 233 age-restricted condominium (120 single family detached, 94 single family attached duplex, and 19 townhouse units) development on 62.8 acres. Zoned PUD, located on Mussetter Road, north side of Old National pike, 3,000 ft. to the west of Boyers Mill Road, Tax Map 79, Parcels 24 &

28, File #SP-99-26, Hansen #3916 (Mark Depo) New Market Self Storage—Requesting re-approval of 77,877 sq. ft. self-storage warehouse on 16.7 acres. Zoned: GC, located on the north side Rt. 144, 1/8 mile east of Mussetter Road in the Urbana Planning Region. Tax Map 79/Parcels 52 & 53. File #SP-98-36 Hansen #4418 (Stephen O'Philips)

Villages of Urbana, Lot 270 Quasi Public Use Site—Requesting approval for revised site design for 8,000 sq. ft. Daycare and new approval for 5,650 sq. ft. Medical Building on 3.75 acres. Zoned: PUD, located southwest side of Campus Drive and Rt. 80 in the Urbana Planning Region. Tax Map 96/Parcel 270. File #SP-00-08 Hansen #4816 (Stephen O'Philips)

Wayman A.M.E. Church—Requesting Site Plan approval for a 6,250 sq. ft. Place of Worship (Church) on 4 acres, situated at 9936 Liberty Road (Maryland Route 26). Zoned: Agriculture (AG) and Residential (R-1), Walkersville Planning Region, Tax Map 58/Parcel 298. File #SP-05-11 Hansen #3457 (Justin Horman)

**TEXT AMENDMENT REQUEST – AT-06-02
– (PUBLIC HEARING)**

**ADEQUATE PUBLIC FACILITIES ORDINANCE
TEXT AMENDMENT**

Board of County Commissioners – Requesting an amendment to the Adequate Public Facilities Ordinance with certain changes to the (APFO) regarding school adequacy and other related matters. (Kathy Mitchell)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JUNE 21, 2006
2:00 P.M.**

**ZONING ORDINANCE TEXT
AMENDMENT – ZT-06-04**

Agricultural Business Council – Requesting an amendment to the Zoning Ordinance to add a definition for Farm Winery, Farm Winery Tasting Room, and Agricultural Value Added Processing, and to amend The Use Chart by permitting Farm Winery and Processing, Agricultural Value Added as a principal permitted use in the RC and AG zones and permit Farm Winery Tasting Room as principal permitted use subject to site plan approval in the RC and AG zones. (Larry Smith, Eric Soter)



MISCELLANEOUS REQUEST

Rear Lot Access/Neo-Traditional Design Workshop – Informational Item regarding need to develop neo-traditional design standards when lot size and setback modifications are used in PUD, MXD, and MPDU projects. Proposed Tour and Workshop. (Stephen O'Philips, DPDR and Denis Superczynski, P&Z)

**WALKERSVILLE REGION PLAN
UPDATE**

Staff will be presenting/discussing agency and public comments regarding the Public Hearing Draft Plan. Staff will also be presenting the property owner requests, with six (6) new

requests, for the Commission's final recommendation. The Commission may vote on a Recommended Plan and Zoning, or may continue with an additional workshop on May 28. (Hilari Varnadore; Jim Gugel)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JUNE 21, 2006
7:00 P.M.**

**REZONING REQUEST – R-06-02 –
(PUBLIC HEARING)**

Winchester Homes, Inc. (Smith/Cline Property)

Requesting the rezoning of 264 acres of land from Agriculture (A) to Planned Unit Development (PUD). Located on the east and west sides of Boyers Mill Road, 1,500 feet north of Old National Pike in the New Market Planning Region. (Tim Goodfellow)



A Demographic Exploration of Frederick County School Aged and Elderly Population

Welcome to the June, 2006 edition of "A Demographic Exploration of Frederick County." This month the demographic profile of the comparison of school-aged children and the elderly age cohorts will be explored. The information presented is an excerpt from "Age Restricted Communities Report – Trends and Issues of the Aging Population." This report was written by the Division of Planning and explores the growth, demographic shifts, and housing needs of the growing population of elderly in Frederick County. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

Within the next 25 years the residents of Frederick County age 55 and older are projected to grow by 51,360 people, increasing from 20% of the total population to 28%. Between 2010 and 2015, the 55 and older population will outnumber the school aged population by a ratio of 1:1.14. Meaning that for every 1 school aged child (the population 5 to 19 years old) there will be 1.14 persons 55 and older. It is projected that by 2030, Frederick County will have 72,164 school-aged children and 94,793 residents 55 and older. The 72,164 school aged children will make up approximately 21.2% of the total Frederick County population, while the elderly will make up 27.9%. Never before has Frederick County experienced this type of age shift in the population.

From 1970 to 2030, the school-aged children will increase by 46,776 or 184% within 60 years. This would be approximately 780 children per year. School aged population is not to be confused with public school student enrollments, as that is a much lower number. Student enrollments are lower due to a number of factors such as many 18 and 19 year olds are out of public school by that age, some 5 year olds are not in public school and a certain number of school aged children attend private schools or are home-schooled. As stated above, school aged population is a U.S. Census number referring to the population between 5 and 19 years of age.

Within the past 30 years, 1970 experienced the highest percentage (30%) of school-aged children in Frederick and since then the percentage of school-aged children has declined with a leveling out since 1990. In 2000, just fewer than 23% of the total population was between the ages of 5 and 19. Throughout the projected time-frame (2000 to 2030), the percentage of the total population that is school aged is forecast not to drop below the 20% mark. In 1970, 1 in every 3 people in Frederick County was school-aged, in 2000 this decreased to 1 in every 4 people, and in 2030 it will decrease to 1 in every 5 residents.

Between 2000 and 2030, the population 55 and older is projected to increase by 60,172 residents or 174%. This age cohort will increase from 34,621 people in 2000 to 94,793 in 2030. The population aged 55 and older is expected to have the greatest increase between 2000 and 2010. There is to be a projected increase within the Frederick County residents age 55 and over of 18,532 people or 54%. By 2010, 1 in 4.6 (21.9%) County residents will be over the age of 55. The second greatest increase will occur from 2010 to 2020, with a 24,596 or 46% increase in this population age cohort. In 2020, the Baby Boomers will be between the ages of 56 to 74, representing 1 in every 3.7 residents (27.0%) residents, a significant increase.

Historically, a major concern for development in Frederick County has been school availability and the appropriate ratio of development to school capacity. Even though school capacity will most likely continue to affect development potential in the County, the ratio of school-aged population to the elderly will be changing in the future. In 1970, there were only 0.58 elderly for every school-aged child (0.58:1). By 2030, it is projected that there will be 1.31 elderly for every school-aged child (1.31:1), a complete demographic shift. This demographic shift will impact the supply and demand of development and housing markets in Frederick County's.

The main demographic shift from more elderly and less school-aged children will occur between 2010 and 2015. Sometime between 2010 and 2015 the percentage of elderly population will, for the first time, be greater than that of the school aged population. This trend will continue into the rest of the projected time frame, increasing the spread every year. As indicated in Table 11, in 2015, it is projected that the number of residents between 5 and 19 will be 56,621 people with a total population percentage of 21.3%. The number of elderly will be 64,516 or 24.3% of the total population.

**Historic and Projected School-Age and Elderly Population
Frederick County 1970 - 2030**

Year	Total Population	School-Aged Children (5-19)		Elderly (55+)		Ratio Elderly to School-Aged Children
		Number	% Of Total Pop	Number	% Of Total Pop	
1970	84,927	25,388	29.89%	14,807	17.43%	0.58
1980	114,792	30,152	26.27%	19,535	17.02%	0.65
1990	150,208	32,332	21.52%	25,096	16.71%	0.78
2000	195,277	44,629	22.85%	34,621	17.73%	0.78
2005	221,850	50,767	22.88%	43,433	19.58%	0.86
2010	243,199	54,540	22.43%	53,153	21.86%	0.97
2015	265,603	56,621	21.32%	64,516	24.29%	1.14
2020	287,900	60,590	21.05%	77,749	27.01%	1.28
2025	310,400	65,082	20.97%	87,678	28.25%	1.35
2030	339,703	72,164	21.24%	94,793	27.90%	1.31

Figure 1

The demographic age shift that is projected to occur between 2010 and 2015 will be significant and have a lasting impact on the community of Frederick County. This age shift will be on a national level due to the aging of Baby Boomers and the baby dearth that occurred following this generation. Like most demographic phenomena, the extent of the impacts of such a change will not be able to be fully understood until after the shift occurs. However, we should be aware of the dramatic changes that will be taking place due to the new demographic face of the United States, Maryland, and Frederick County.

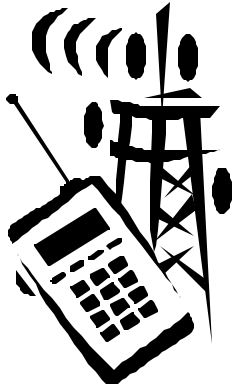
ZONING

BOA RESULTS - MAY 25, 2006, 7:00 PM

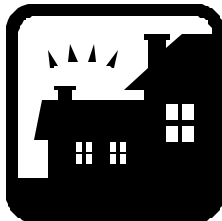
THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, JUNE 22, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

? **B-06-07 Cingular/SBA Network Services, Inc. c/o Andrew Datt—**

Requesting a special exception to establish a 198 ft. high communications monopole and attendant equipment cabinet area, located on the King property at 10102 Rocky Ridge Rd., located approx. 1,100 north of the north side of MD Rt. 77, 1,000 ft. east of Motters Station Rd. closer to the railroad tracks (Tax Map 27, Parcel 88) Zoned Agricultural *GRANTED WITH CONDITIONS*



? **B-06-08 Christopher and Jennifer Peduzzi—** Requesting a 4 ft. variance from the 25 ft. rear building restriction line to retain an enclosed porch and place an accessory apartment, a variance of less than 2' from the req. 25' floodplain buffer and a special exception to establish an accessory apartment, located on the northwest side of Nightingale Court, 250 – 300 ft. west of Boyers Mill Rd. In Nightingale Village, Lake Linganore (Tax Map 79, Parcel 188 Lot 12) Zoned Planned Unit Development PUD *GRANTED WITH CONDITIONS*



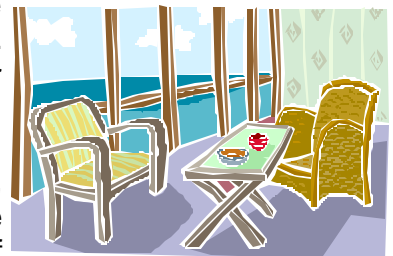
? **B-06-11 Michael and Dea O'Hopp, III —** Claiming Administrative Error in Staff Determination that his building [Permit A/P # 36794] exceeds the maximum building height allowed, located on the west side of Ramsland Way approximately 1, 600 ft. south of Fingerboard Rd. [MD Rt. 80] (Tax Map 96, Parcel 245, Lot 5) Zoned Agricultural *CLAIM DENIED; NO ERROR FOUND*

Contact **Rick Brace** (301-696-2940) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.

BOA AGENDA - JUNE 22, 2006, 7:00 PM

CASES NOT HEARD ON THURSDAY, JUNE 22, 2006 WILL BE CONTINUED TO THE FOLLOWING MONDAY OR AS IS DETERMINED BY THE BOARD. THE SECOND NIGHT IS MONDAY, JUNE 26, 2006. APPLICANTS LISTED TOWARD THE END OF THE AGENDA SHOULD KEEP THE 2ND NIGHT RESERVED.

? **B-06-12 Scott and Sandra Davis c/o Daniel Ruppert, agent —** Requesting a 12.5 ft. variance from the 25 ft. required rear yard in order to enclose an existing deck, located on the south side of Elgin Lane, approx. 300 ft. west of its eastern intersection with Denison St., Villages of Urbana (Tax Map 96, Parcel 249 Lot 9009) Zoned Planned Unit Development (PUD)

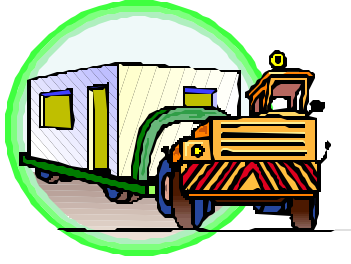


ZONING

BOA AGENDA –JUNE 22, 2006, 7:00 PM CONTINUED

- ? **B-06-13 Thomas and Mae Saylor (Fogle) c/o Anthony Kreitz, Sr., agent —**

Requesting a special exception to establish a temporary mobile home for family members, located on the north side of Md. Rt. 140, 500 ft. +/- west of



Tract Rd., (Tax Map 3, Parcel 12) Zoned R-1 Residential

- ? **B-06-14 Dave and Rita Storey —** Requesting a 15 ft. variance for the 80 ft. required front yard setback from the centerline of Gambrill Park Road, located on the northwest corner of the intersection of Gambrill Park Road at Rum Springs and Delauter Road, (Tax Map 31, Parcel 21) Zoned Resource Conservation RC

- ? **B-06-15 Douglas and Arlene Crafton —** Requesting a 24 ft. variance from the 50 ft. recorded front building restriction line, located on the northwest corner of the intersection of Barnes Road and Cold Brook Drive (Tax Map 97, Parcel 105 Lot 21) Zoned R-1 Residential

- ? **B-06-16 Steven & Terri Kieffer —** Requesting a special exception for a kennel, located on the north side of Keysville Road approximately 0.2 miles southeast of Dry Bridge Road (Tax Map 9, Parcel 152, Lot 1) Zoned Agricultural



- ? **B-06-17 Hwaida & Hebba Hassanein —** Requesting a special exception to establish a child care center (87 children), located on the south side of Fingerboard Road (MD Rt. 80), approx. 500 ft. east of Carriage Hill Drive (Tax Map 9, Parcel 127) Zoned Agricultural

- ? **B-06-18 Steve Wilcox —** Requesting a special exception to establish an accessory apartment, located on the southeast side of Addison Woods Road at the intersection with Prospect Hill Place in the Villages of Urbana (Tax Map 96, Parcel 249, Lot 12396) Zoned Planned Unit Development PUD

- ? **B-06-19 Jason Ricketts —** Requesting an 18 ft. variance from the 40 ft. required front yard to retain an existing garage, located on the east side of Poffenbarger Road, 3/4 mile south of Broad Run Road (MD Rt. 383) (Tax Map 74, Parcel 266, Lot 3) Zoned Agricultural

- ? **B-06-20 Michael and Shirley Vesper —** Requesting special exception approval to establish a child care center, located on the south side of Adamstown Road, approximately 800 ft. east of Mountville Road (Tax Map 103, Parcel 146, Lot 12) Zoned R - 1 Residential



Contact **Rick Brace** (301-696-2940) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.